

067.0

0002

0001.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

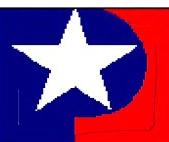
815,900 / 815,900

USE VALUE:

815,900 / 815,900

ASSESSED:

815,900 / 815,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		CUTTER HILL RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BROOKS DAVID A	
Owner 2: EATON NICOLE M	
Owner 3:	

Street 1: 74 CUTTER HILL ROAD	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: FU JIPING -
Owner 2: XIE LILI -
Street 1: 74 CUTTER HILL ROAD
Twn/City: ARLINGTON
StProv: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 6,271 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Wood Shingle Exterior and 2311 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family	6271	Sq. Ft.	Site	0	70.	0.97	12										425,691				425,700
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IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
101	6271.000	390,200		425,700	815,900					42741	
Total Card	0.144	390,200		425,700	815,900					GIS Ref	
Total Parcel	0.144	390,200		425,700	815,900					GIS Ref	
Source: Market Adj Cost		Total Value per SQ unit /Card:	353.05	/Parcel:	353.0					Insp Date	
										09/21/18	

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	389,900	0	6,271.	425,700	815,600	815,600	Year End Roll	12/18/2019		
2019	101	FV	283,200	0	6,271.	395,300	678,500	678,500	Year End Roll	1/3/2019		
2018	101	FV	282,900	0	6,271.	395,300	678,200	678,200	Year End Roll	12/20/2017		
2017	101	FV	282,900	0	6,271.	346,600	629,500	629,500	Year End Roll	1/3/2017		
2016	101	FV	282,900	0	6,271.	316,200	599,100	599,100	Year End	1/4/2016		
2015	101	FV	271,500	0	6,271.	279,700	551,200	551,200	Year End Roll	12/11/2014		
2014	101	FV	271,500	0	6,271.	264,500	536,000	536,000	Year End Roll	12/16/2013		
2013	101	FV	271,500	0	6,271.	251,800	523,300	523,300		12/13/2012		

SALES INFORMATION

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
FU JIPING,	57066-522		6/29/2011		641,000	No	No					
FU JIPING	46974-48		2/15/2006	Family		1	No	No				
JEANRENAUD PHIL	45485-387		6/28/2005		610,000	No	No					
LICHT ROBERT A/	23544-341		8/17/1993		240,000	No	No	Y				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment	Date	Result	By	Name
9/17/2008	1153	Re-Roof	5,750						9/21/2018	MEAS&NOTICE	CC	Chris C
									6/27/2012	Measured	JBS	JOHN S
									12/16/2008	Meas/Inspect	189	PATRIOT
									12/5/2005	MLS	HC	Helen Chinal
									4/12/2000	Inspected	264	PATRIOT
									11/15/1999	Mailer Sent		
									11/10/1999	Measured	163	PATRIOT
									1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 05 - Garrison	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	OF=SINKS IN BMT.				26	D {D}	10					
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 8 - Brick Veneer	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	OthrFix: 2	Rating: Average	PAT	14				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BLUE	View / Desir:	Kits: 1	Rating: Good	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:	1st Res Grid	Desc: Line 1	# Units: 1					
GENERAL INFORMATION				OTHER FEATURES				Level	FY LR DR D K FR RR BR FB HB L O	Other		FFL 11	11	4					
Grade: C - Average	Year Blt: 1935	Eff Yr Blt:	Alt LUC:	A Other:	Rating:	Upper		Lvl 2		Lvl 1		BMT 11	15	26					
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	Floor:		Lower		Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1	26	6					
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: A - Typical	Phys Cond: GD - Good	18. %	Functional:	%	Exterior:	No Unit	RMS	BRs	FL	Interior:	1	7	3			
Prim Floors: 3 - Hardwood	Sec Floors:	Total: 18.6 %	Economic:	Special:	Override:	Kitchen:	Baths:	Additions:					Plumbing:						
Bsmnt Flr: 12 - Concrete	Subfloor:	Total: 18.6 %	Adj \$ / SQ: 135.00	Size Adj.: 1.23922563	Const Adj.: 1.05367458	Adj \$ / SQ: 176.275	Other Features: 87000	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val	Totals	1	7	3		
Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: B	Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	# Heat Sys: 1	% Heated: 100	% AC:	LUC Factor: 1.00	Adj Total: 479372	Juris. Factor:	Before Depr:	176.27	General:					
Solar HW: NO	Central Vac: NO	% Com Wall:	% Sprinkled:	Depreciation: 89163	Depreciated Total: 390209	Final Total: 390200	Val/Su Net: 122.32	Val/Su SzAd: 218.97											
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID				IMAGE						
SPEC FEATURES/YARD ITEMS																067.0-0002-0001.A			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N																Total Yard Items:	Total Special Features:	Total:	
																AssessPro Patriot Properties, Inc			